



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: September 8, 2014

LAND USE NUMBER: LUA14-001199, ECF, MOD, SA-A

PROJECT NAME: Harper Engineering Parking Lot Addition

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Approval, Environmental (SEPA) Review, and the approval of a Parking Modification for the construction of a 47 space surface parking lot for the employees of Harper Engineering. The proposed parking lot would be located on a vacant parcel to the north of Harper Engineering and would be accessible from the existing Harper Engineering parking lot via an access easement over the Burlington Northern Railroad. The proposal to add 47 parking spaces to the existing 76 parking spaces on the Harper Engineering site would result in a total of 126 spaces on the project site, which would exceed the maximum number of 112 spaces permitted by the City's parking regulations by 14 spaces. The project site is located within the Medium Industrial zone (IM) and the Employment Area Valley overlay. A wetland and seismic hazard area have been mapped on the project site.

PROJECT LOCATION: 700 SW 7th Ave

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: September 3, 2014

NOTICE OF COMPLETE APPLICATION: September 8, 2014

APPLICANT/PROJECT CONTACT PERSON: Todd Schutz / Craft Architects/2505 Third Ave, Ste. 324/Seattle, WA 98121

Permits/Review Requested: Environmental (SEPA) Review, MOD, SA-A

Other Permits which may be required: Construction Permit

Requested Studies: Critical Areas, Geotechnical Report, Landscape and Parking Analysis, Wetland Assessment

**Location where application may
be reviewed:**

Department of Community & Economic Development (CED) – Planning
Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA
98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Harper Engineering Parking Lot Addition/LUA14-001199, ECF, MOD, SA-A

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site is designated **EAV** on the City of Renton Comprehensive Land Use Map and **IM** on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation:

The project will be subject to the City's SEPA ordinance, **4-2-130 Industrial Development Standards**, **4-9-070 Environmental Review Procedures**, **4-9-200 Master Plan and Site Plan Review** and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures:

The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- *The applicant shall comply with the recommendations included in the Geotechnical Report provided with the application.*
- *The applicant shall comply with the recommendations included in the Watershed Company wetland delineation study and reported provided with the application.*

Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on September 22, 2014. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Jill Ding, Senior Planner; Tel: (425) 430-6598; Eml: jdging@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

